



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

PLANNING & COMMUNITY
DEVELOPMENT

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

2022 FEB 17 P 5:48

1. Property Address 88 Fremont Street Docket No. 3694
Name of Record Owner(s) Francia Brito Phone 1-516-655-0897
Address of Owner 88 Fremont Street Arlington, MA 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) _____
Address 88 Fremont Street, Arlington, MA Phone 516-655-0897
Status Relative to Property (occupant, purchaser, etc.) Occupant
3. Location of Property 88 Fremont Street Arlington, MA 02474
Assessor's Block Plan, Block, Lot No. _____
4. Deed recorded in the Registry of deeds, Book 7437, Page 336;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) _____
Apartment
6. Proposed Use of Property (include # of dwelling units, if any) _____
Same, plus accessory use for family day care for 6 children
7. Permit applied for in accordance with 3.4 Environmental Design Review
the following Zoning Bylaw section(s) _____
_____ title(s)
_____ section(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)
The applicant states that Francia Brito is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 88 Fremont Street which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Francia Estrella Brito

Signature of Applicant(s)

88 Fremont Street Arlington, MA 02474 516-655-0897
Address Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- ☒ Dimensional and Parking Information Form (see attached)
- ☒ Site plan of proposal
- ☐ Model, if required
- ☐ Drawing of existing conditions
- ☐ Drawing of proposed structure
- ☐ Proposed landscaping. May be incorporated into site plan
- ☒ Photographs
- ☒ Impact statement
- ☐ Application and plans for sign permits
- ☐ Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____ Special Permit Granted	Date: _____
_____ Received evidence of filing with Registry of Deeds	Date: _____
_____ Notified Building Inspector of Special Permit filing	Date: _____

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 100 - 168 Gardner (88 Freemont)

Zoning District R5

Owner: Arlington Housing Authority

Address: 4 Winslow St, Arlington 02474

Present Use/Occupancy: No. of Dwelling Units:

Apartments / 179 units

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:

Apartments / 179 Units

Uses and their gross square feet:

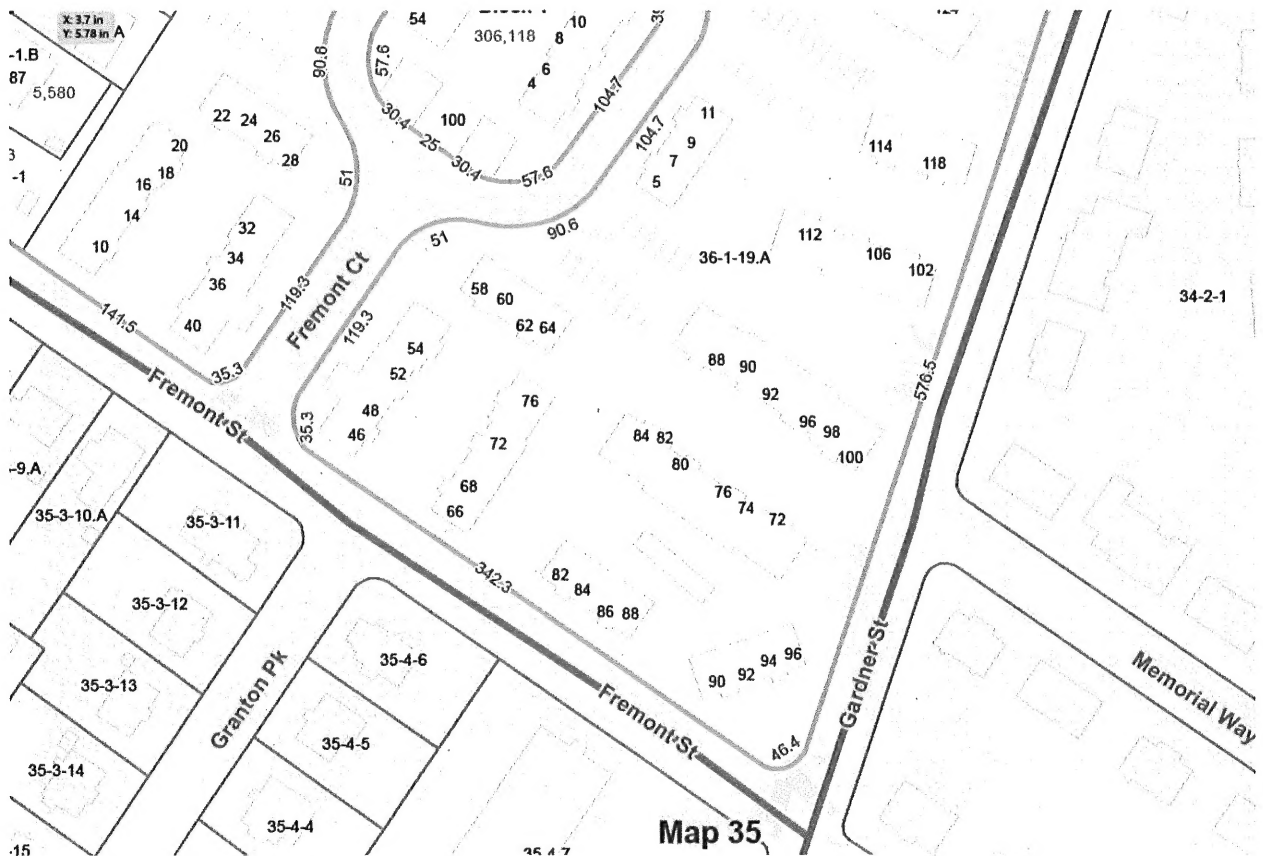
	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	306,118	306,118	min. 20,000
Frontage	342.3	342.3	min. 100
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)	18	18	min. 15
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories	2	2	stories 3
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.

88 Fremont Street, Apartment 88

I rent an apartment at 88 Fremont Street, Apartment 88. I want to open a family daycare as an accessory use at this apartment. This would be a neighborhood-serving business, where I intend and am licensed to care for no more than six children as approved by the Department of Early Education and Care. I received my license to operate a Family Child Care business on 12/06/2021.

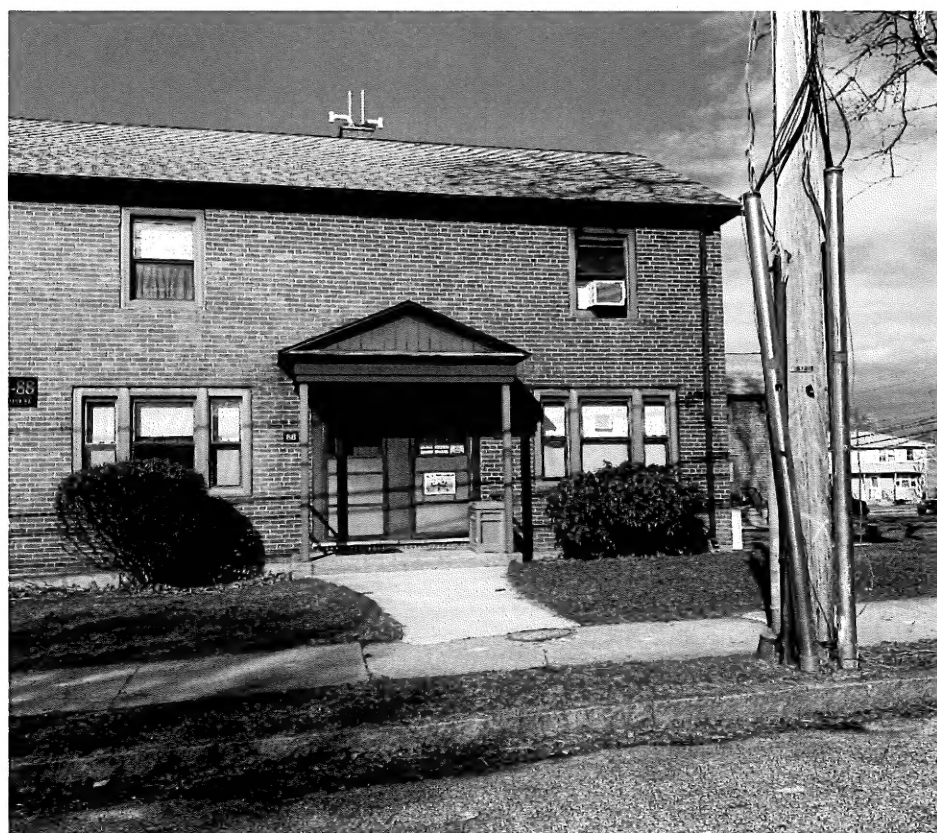
At arrival and departure times, families walk to my home or park temporarily along Fremont Street. Children and their caregivers enter through the front door. In the evening during pick up they exit through the rear door.

The map below shows the location of my home. Photos below identify the front and rear entries. The EEC has not approved our yard for outdoor play, so I will bring children to a nearby park / playground for recreation.



~~7:00 A~~ 8 AM 5 PM



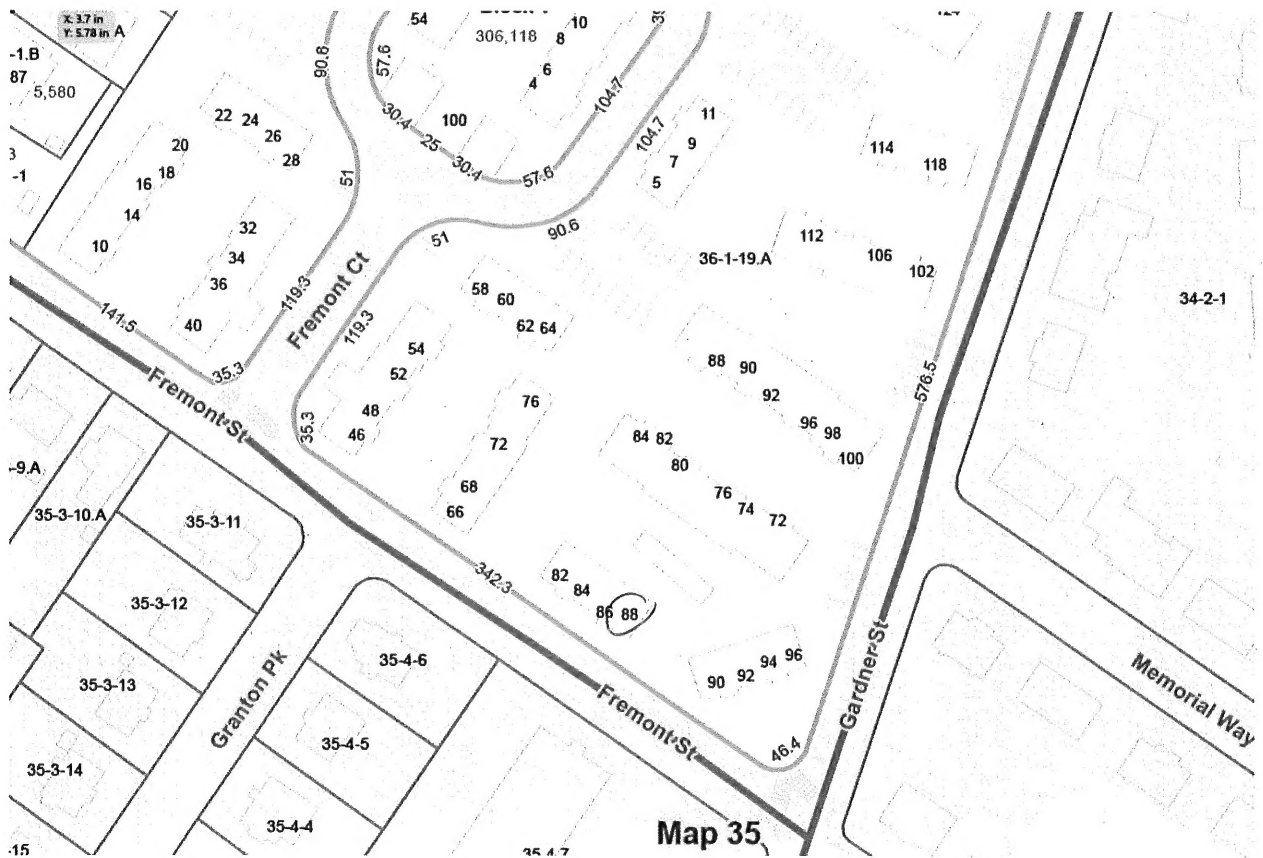


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THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF EARLY EDUCATION AND CARE

Charlie Baker, Governor

Regular License to Provide Family Child Care Services

Program Number: P-254275 | 8035864

License Number: 9085607

In accordance with the provisions of Chapter 15D of the General laws, and regulations established by the Department of Early Education and Care, a license is hereby granted to:

Program Name: Brito, Francia

Address: 88 Fremont Street, Arlington, MA 02474

Total Capacity: 6

Floors/Rooms: 1ST FLOOR: LIVING ROOM, KITCHEN

Condition: Educator's yard is not approved for outdoor play. Educator will use an alternative playspace.

Issue date: 12/06/2021

Expiration date: 12/05/2024

License printed on: 12/13/2021
Licensor: Eileen Caranza

Please Post Conspicuously

Samantha L. Aigner-Treworgy, Commissioner

This License is Not Transferable